

LDWSF  
12.3.93 v1  
12.2.1.92 v1

## PARCEL NUMBERS

**2843800045**

**2843800046**

*NO Record in  
KCob 6/22/06*

USEPA SF



1316201

KING COUNTY OPEN SPACE BOND PROGRAM  
NORTH WIND WEIR PROJECT  
PARCEL #3

File for Record at the Request of

*David Sabey*  
King County Office of Open Space

Filed for Record at the Request of,  
and when Recorded Return to:

KING COUNTY OFFICE OF OPEN SPACE  
1621 SMITH TOWER  
506 SECOND AVENUE  
SEATTLE, WA 98104

284380  
0045  
0050  
0046  
NW-123517-12

BARGAIN AND SALE DEED

THE GRANTOR, Sabey Corporation, a Washington corporation, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, bargains, sells, conveys and confirms to King County, a political subdivision of the state of Washington, the following described real estate, situated in the County of King, State of Washington, subject to the exceptions set forth on Exhibit A attached hereto and incorporated herein by this reference:

Tracts 9 and 10, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, Page 42, in King County, Washington.

"THIS DEED IS GIVEN UNDER THE THREAT OF AND IN LIEU OF EMINENT DOMAIN AND THIS CONVEYANCE IS SUBJECT TO THE PROVISIONS OF KING COUNTY ORDINANCE NO. 9071"

DATED this 22 day of November 1994.

SABEY CORPORATION

By: *David Sabey*

Its: PRES

9411301670

STATE OF WASHINGTON )

COUNTY OF KING )

On this 22 day of November, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DAVID A. SABEY, to me known to be the PRESIDENT of SABEY CORPORATION, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the corporation seal of said corporation.

WITNESS my hand and official seal the say and year in this certificate first above written.



*Mary A. Hall*  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My commission expires 12-19-97

E1406374 11/30/1994

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2843800045 & 2843800046 5

941130-1670 02:54:100 PM KING COUNTY RECORDS 002 JD

.00

1. RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AS :

RECORDED: October 18, 1940  
RECORDING NUMBER: 3127178

2. RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS:

All lots or parcels are restricted to residence use (R-1 as defined by King County Planning Commission) and not lot shall be divided in any manner whereby the ownership of any portion of this plat shall be less than 6,000 square feet nor less than 50 feet in width.

3. RELEASE FROM OBLIGATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF:

GRANTED TO: City of Seattle  
RECORDED: August 4, 1986  
RECORDING NUMBER: 8608040913  
AFFECTS: Lot 9

4. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
5. Any question that may arise due to shifting and changing in course of Duwamish River.
6. Right of the state of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Duwamish River.
7. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.
8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
9. Right, title and interest of the State of Washington for that portion, formerly lying within the Duwamish River, adjacent to Tracts 9 and 10.

9411301670

STEWART TITLE COMPANY  
OF WASHINGTON, INC.  
1201 Third Avenue, Suite 3800  
Seattle, Washington 98101  
ROBERT L. LUDLOW, Senior Title Officer  
MIKE SHARKEY, Senior Title Officer  
LINDA LAMSON, Title Technician  
Unit No. 12  
FAX Number 206-343-1330  
Telephone Number 206-343-1327

King County Office of Open Space  
506 Second Avenue, #1621, Smith Tower  
Seattle, Washington 98104  
Attention: Neil T. DeGoojer  
Customer Ref: Sabey Corp.

Order No.: 249403

PROPERTY HISTORY REPORT

Amount \$356.00  
Tax \$ 29.19

Effective Date: May 26, 1994, at 8:00 a.m.

A. Name of Assured:

KING COUNTY OFFICE OF OPEN SPACE

B. The land referred to in this report is situate in the county of King, state of Washington, and described as follows:

Tracts 9 and 10, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington.

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tracts 9 and 10.

C. Stewart Title Company of Washington, Inc. certifies that an examination of the public records of King County, Washington discloses the following deeds, real estate contracts, leases, and/or memoranda thereof describing the land referred to in this report recorded during the period beginning May 26, 1944 and ending on the effective date above.

The public records are those records established under state statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers of value and without knowledge.

## PROPERTY HISTORY DOCUMENT LIST

1. TYPE OF DOCUMENT: Deed  
DATED: March 13, 1941  
RECORDING NUMBER: 3151812  
  
FIRST PARTY: Ethel Gordon Reynolds and C. A. Reynolds, her husband  
  
SECOND PARTY: D. E. McCarty and Rita E. McCarty, his wife  
  
AFFECTS: Tract 9
2. TYPE OF DOCUMENT: Deed  
DATED: March 25, 1941  
RECORDING NUMBER: 3182331  
  
FIRST PARTY: C. A. Reynolds of the City of Seattle, King County Washington  
  
SECOND PARTY: Ethel Gordon Reynolds, his wife  
AFFECTS: Tract 10 and other property
3. TYPE OF DOCUMENT: Deed  
DATED: April 20, 1946  
RECORDING NUMBER: 3563094  
  
FIRST PARTY: Denni E. McCarty and Rita E. McCarty, his wife  
  
SECOND PARTY: Herbert C. Ashleson and Ann M. Ashleson, his wife  
  
AFFECTS: Tracts 9 and 10
4. TYPE OF DOCUMENT: Deed  
DATED: December 3, 1954  
RECORDING NUMBER: 4519088  
  
FIRST PARTY: Herbert C. Ashleson and Ann M. Ashleson, his wife  
  
SECOND PARTY: Jerome A. Nelson and Alice G. Nelson, his wife  
  
AFFECTS: Tracts 9 and 10

(continued)

5. TYPE OF DOCUMENT: Deed  
DATED: October 9, 1956  
RECORDING NUMBER: 4742154  
  
FIRST PARTY: Jerome A. Nelson and Alice G. Nelson,  
his wife  
  
SECOND PARTY: Raymond A. Van Vliet and Johanna M.  
Van Vliet, his wife  
  
AFFECTS: Tracts 9 and 10
6. TYPE OF DOCUMENT: Real Estate Contract  
DATED: February 28, 1967  
RECORDING NUMBER: 6143687  
  
FIRST PARTY: Raymond A. Van Vliet and Johanna M.  
Van Vliet, his wife  
  
SECOND PARTY: David L. Jones and Judy Ann Jones,  
his wife  
  
AFFECTS: Tracts 9 and 10
7. TYPE OF DOCUMENT: Quit Claim Deed  
DATED: March 16, 1972  
RECORDING NUMBER: 7203160442  
FIRST PARTY: Judy Ann Jones  
SECOND PARTY: David Lee Jones  
AFFECTS: Tract 9
8. TYPE OF DOCUMENT: Quit Claim Deed  
DATED: March 16, 1972  
RECORDING NUMBER: 7203160443  
FIRST PARTY: David Lee Jones  
SECOND PARTY: Judy Ann Jones  
AFFECTS: Tract 10
9. TYPE OF DOCUMENT: Quit Claim Deed  
DATED: December 8, 1972  
RECORDING NUMBER: 7212080586  
FIRST PARTY: David Lee Jones  
SECOND PARTY: Judy Ann Jones  
AFFECTS: Tract 9
10. TYPE OF DOCUMENT: Quit Claim Deed  
DATED: December 8, 1972  
RECORDING NUMBER: 7212080587  
FIRST PARTY: Judy Ann Jones  
SECOND PARTY: David Lee Jones  
AFFECTS: Tract 10

(continued)

11. TYPE OF DOCUMENT: Statutory Warranty Deed  
DATED: November 1, 1977  
RECORDING NUMBER: 7711070381  
  
FIRST PARTY: David L. Jones and Judy Ann Jones,  
husband and wife  
  
SECOND PARTY: Michael H. Taylor and Nora Yvonne  
Taylor, husband and wife  
  
AFFECTS: Tracts 9 and 10
12. TYPE OF DOCUMENT: Statutory Warranty Deed  
DATED: October 27, 1977  
RECORDING NUMBER: 7711070382  
  
FIRST PARTY: Raymond A. Van Vliet and Johanna M.  
Van Vliet, his wife  
  
SECOND PARTY: David L. Jones and Judy Ann Jones,  
his wife  
  
AFFECTS: Tracts 9 and 10
13. TYPE OF DOCUMENT: Statutory Warranty Deed  
DATED: May 31, 1984  
RECORDING NUMBER: 8406040058  
  
FIRST PARTY: Nora Yvonne Taylor, as her separate  
estate  
  
SECOND PARTY: Thomas J. Day, a single person  
AFFECTS: Tracts 9 and 10
14. TYPE OF DOCUMENT: Statutory Warranty Deed  
DATED: March 22, 1989  
RECORDING NUMBER: 8903240971  
  
FIRST PARTY: Thomas J. Day, a single person at  
date of acquiring title  
  
SECOND PARTY: Sabey Corporation, a Washington  
corporation  
  
AFFECTS: Tracts 9 and 10

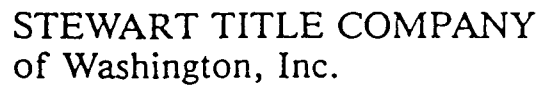
## END OF PROPERTY HISTORY REPORT

Title to this property was examined by:

Diana Cardenas

Any inquiries should be directed to one of the title officers set forth  
in Schedule A.

DL/dkh/5995N



IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

GORDON'S ADDITION No. 2

[illegible]

# TH-TRON



Standard Coverage

STEWART TITLE GUARANTY COMPANY  
A.L.T.A. OWNER'S POLICY

SCHEDULE A

Order No.: 123517

Policy No.: 9993-411973

Policy Date: November 30, 1994  
at 2:54 p.m.

Policy Amount: \$186,000.00

1. Name of Insured:

KING COUNTY, a political subdivision of the State of Washington

2. The estate or interest in the land described herein and which is covered by this Policy is:

FEE SIMPLE

3. The estate or interest referred to herein is at date of Policy vested in:

KING COUNTY, a political subdivision of the State of Washington

4. The land referred to in this Policy is described as follows:

Tracts 9 and 10, Gordon's Addition No. 2, according to the plat thereof recorded in Volume 36 of Plats, page 42, in King County, Washington.

TOGETHER WITH that portion of the southeast quarter of the southwest quarter of the southeast quarter of Section 4, Township 23 North, Range 4 East, W.M., in King County, Washington, lying westerly of the Duwamish River adjacent to said Tracts 9 and 10.

Standard Coverage

STEWART TITLE GUARANTY COMPANY  
A.L.T.A. OWNER'S POLICY

SCHEDULE B

Policy No.: 9993-411973

This policy does not insure against loss or damage by reason of the following:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, or liens under the Workmen's Compensation Act not shown by the public records.
5. Any title or rights asserted by anyone including but not limited to persons corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or sound, or lands beyond the line of the harbor lines as established or changed by the United States Government.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. Any service, installation, connection, maintenance, capacity, or construction charges for sewer, water, electricity or garbage removal.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.

SPECIAL EXCEPTIONS:

As on Schedule B, attached.

(continued)

A.L.T.A. OWNER'S POLICY

SCHEDULE B

Page 2

SPECIAL EXCEPTIONS:

1. RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AS HERETO ATTACHED:

RECORDED: October 18, 1940  
RECORDING NUMBER: 3127178

2. RESTRICTIONS CONTAINED IN SAID PLAT AS FOLLOWS:

All lots or parcels are restricted to residence use (R-1 as defined by King County Planning Commission) and not lot shall be divided in any manner whereby the ownership of any portion of this plat shall be less than 6,000 square feet nor less than 50 feet in width.

3. RELEASE FROM OBLIGATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF:

GRANTED TO: City of Seattle  
RECORDED: August 4, 1986  
RECORDING NUMBER: 8608040913  
AFFECTS: Lot 9

4. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
5. Any question that may arise due to shifting and changing in course of Duwamish River.
6. Right of the state of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Duwamish River.
7. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.
8. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
9. Right, title and interest of the State of Washington for that portion, formerly lying within the Duwamish River, adjacent to Tracts 9 and 10.

END OF SCHEDULE B

RL/tdt/0453Q



STEWART TITLE COMPANY  
of Washington, Inc.

ORDER NO. 123517-12

IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

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